

**MINUTES** of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Friday, 15<sup>th</sup> July 2022 at 4.00pm.**

**PRESENT:** Cllr B Scruton (Vice Chairman and Mayor - *ex officio*)  
Cllr C McCredie  
Cllr M Wright

**IN ATTENDANCE:** No members of the press or public were present.

**OFFICER:** Geraldine Vallis (Planning & Events Officer)

**92 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr N Avey (Vice Chairman), Cllr S Baker, Cllr C Burgess (Deputy Mayor - *ex officio*) and Cllr G Scruton.

In the absence of the Chairman, the meeting was chaired by Cllr B Scruton (Vice Chairman and Mayor - *ex officio*).

**93 DECLARATIONS OF INTEREST**

Cllr Cherry McCredie requested an entry to be made in the minutes, to make it clear, that as a member of both the Town and District Councils, she will reconsider all matters at District level taking into account all relevant evidence and representations at the District tier. Therefore, she cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Committee.

There were no other declarations of interest.

**94 DISPENSATIONS**

There were no dispensations.

**95 CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 7<sup>th</sup> June 2022 be signed by the Chairman as a true record.**

**96 PUBLIC QUESTIONS OR COMMENTS**

There were no public questions or comments.

**97 NOTICES AND INFORMATION**

A notification has been received from North Essex Parking Partnership giving notice of a planned restriction works Order on Ravensmere in Epping. To extend double yellow lines (No Waiting At Any Time): on the north-west side of Ravensmere so it now

extends from its junction with Kendal Avenue to its junction with its arm leading to Nos. 8 to 16; and on the south-east side of Ravensmere so it now extends from its junction with Kendal Avenue to a point about 20 metres northeast of that. To introduce Resident Permit Parking Areas: for 'R1' permit holders on Ravensmere. These specific details are on the attached map. Epping Town Council objected to the proposed Orders.

Committee **NOTED** this information.

## 98 PLANNING APPLICATIONS

Committee **CONSIDERED** the following planning and tree applications received from Epping Forest District Council since the date of the previous meeting until the date of this agenda.

EPF/1193/22	3 Boundary Court High Road Epping Essex CM164DQ Jane Harvey	Roof hip replaced with gable.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/1043/22	227 High Street Epping Essex CM16 4BP Gail's Ltd	Grade II listed building application for internal alterations to ground floor.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC. However, Committee note that the four recent planning applications EPF/0966/22; LB/EPF/0965/22; A/EPF/0973/22 and EPF/1043/22 for external and internal works to 227 High Street, now Gail's Ltd are still under consultation on the EFDC website. But the bakery/café business opened yesterday (14 <sup>th</sup> July 2022) which makes these planning applications appear retrospective. Committee are concerned and oppose retrospective planning applications particularly on a listed building in a conservation area. This shows disregard for the planning system. All applications should be concluded prior to the commencement of works, following the correct procedures.		
EPF/1015/22	94 Coopersale Common Coopersale Epping Essex CM16 7QU Mr Parul Patel	Proposed conversion of an existing detached garage to a two storey integrated studio (Revised application to EPF/0444/22)
Committee <b>OBJECT</b> to this application. Committee note and agree with the new plans for changes to the roof materials which conform to the rest of the street scene. However, the Committee still consider this proposal constitutes overdevelopment of the site in terms of its size and bulk. The volume of development would have implications on the street scene and the character of this rural area. However, if this application is granted, Committee request a condition be placed on this		

<p>application that this proposed development is an ancillary building to the applicant's dwelling and not sold as a separate dwelling in the future.  Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE9, DBE10 (Adopted Local Plan)  Emerging Local Plan: H1A (ii) and (iii)  NPPF: Para 8 (b), 9, 120 (e), 127  <a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
EPF/1124/22	Ringinglow High Road Epping Essex CM16 4DQ Mrs H Shepherd	Application for variation of condition 2 'Plan nos' on EPF/1305/21 (Demolition of existing dwelling and 2 outbuildings and construct replacement dwelling with basement & associated landscaping).
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.		

99 **OTHERS**

*These are provided for information only, EFDC do not normally accept comments on these applications.*

EPF/1081/22	20 Theydon Grove Epping Essex CM16 4PY Mr Matthew Bedding	Certificate of lawful development for proposed works including single storey side extension (existing conservatory demolished) roof extension hip to gable.
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Committee were asked to **NOTE** this information which was recently emailed to the Planning & General Purposes Committee. The Planning & Events Officer emailed EFDC with the decision taken by the Planning & General Purposes Committee. Committee have **NO OBJECTION** to this application, providing it is deemed to be Lawful Development by Epping Forest District Council's planning team. Committee **NOTED** this information.

100 **STREET NAMING AND NUMBERING**
**REQUEST TO REGISTER PROPERTIES x 3 RESIDENTIAL ADDRESSES AT SITE 23 IVY CHIMNEYS, EPPING** Planning Application: EPF/1286/20

<b>Plot:1</b>	Address: 23 Ivy Chimneys, Epping, CM16 4EL
<b>Plot:2</b>	Address: 23A Ivy Chimneys, Epping, CM16 4EL
<b>Plot:3</b>	Address: 23B Ivy Chimneys, Epping, CM16 4EL

Committee **NOTED** the above.

**REQUEST TO REGISTER PROPERTIES NAME TO 84 THE ORCHARDS, EPPING CM16 7AT.**

The above property has now been allocated a new name. The postal address now reads as follows:-

VerdeVista

84 The Orchards Epping, CM16 7AT

Committee **NOTED** the above.

**101 CONSULTATION**

New application 93 High Street Epping Essex CM16 4BD (Peggotty's Fish and Chips) for the Sale of Alcohol Monday to Sunday 11.00 – 23.00pm On and Off sales.

Opening times Monday to Sunday 11.00 – 23.00pm

The closing date for this consultation is 21<sup>st</sup> July 2022.

The Committee **NOTED** this new application, and they don't have comments to make about this application.

However, from the ground floor plan submitted, it appeared they have an outside pavement area. The Committee requested to like to know if Peggotty's Fish and Chips have a pavement licence already or have applied for one that is pending.

New application for Pavement Licence - Gail's Bakery, 227 High Street, Epping, CM16 4BP

Consultation ended on Thursday 16<sup>th</sup> June 2022. The hours sought were Monday to Sunday 08:00 – 19:00.

Committee were asked to **NOTE** this information which was recently emailed to the Planning & General Purposes Committee in addition to Epping Town Council's objection comments letter to this proposal.

The Planning & Events Officer confirmed that Epping Forest District Council granted a pavement licence to Gail's Bakery for Tuesday to Sunday only.

Committee **NOTED** this information.

**102 EFDC PLANNING DECISIONS**

Committee **NOTED** the following planning decisions.

**Delegated Cases:****GRANTED:**

EPF/0598/22	EPF/0646/22	EPF/0700/22	EPF/2907/21
TPO/EPF/0296/22			

**Delegated Cases:****REFUSED:**

EPF/0617/22			
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**COMMITTEE CASES****GRANTED**

None

**COMMITTEE CASES****REFUSED**

None

The Chairman closed the meeting at 4.57pm.

**Signature of Chairman**

**Date**